THIS INSTRUMENT PREPARED BY:
Elder Law Practice of Timothy L. Takacs, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Patricia A. Woods
5205 John Hagar Rd.
Hermitage, TN 37076

Send Tax Bills To
Same

Map-Parcel No.
98-6-A-13.00

BILL GARRETT, Davidson County
Trans:T20160105436 DEEDQC
Recvd: 11/30/16 14:31 2 pgs
Fees:12.00 Taxes:0.00
20161130-0125768

Quitclaim Deed from Spouse to Spouse

Grantor: James M. Woods
Grantee: Patricia A. Woods, Michael T. Woods and Stephen R. Woods

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 8 on the Final Plat of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Description is the same as in the previous deed of record.

Being the same property conveyed to James M. Woods and wife, Patricia A. Woods by deed from Newmark Homes, L.P. a Texas Limited Partnership, of record as Instrument No. 20080804-0079732, Register's Office for Davidson County, Tennessee.

Said property is served by a 20 foot Ingress and Egress Easement (a shared common driveway with Lot 7) to John Hagar Road, which is more particularly described in the Easement Agreement of record in Instrument No. 20071204-0140304, Register's Office for Davidson County, Tennessee. The Grantee, along with the owner of the adjacent property, Lot 7, is responsible for maintaining and repairing the driveway enclosed within said easement in equal shares.

This conveyance is authorized pursuant to Final Order (A) Authorizing the Debtors to Sell Homes Free and Clear of Liens, Claims, Encumbrances and Other Interests and (B) Establishing Procedures for the Resolution and Payment of Lien Claims bearing Case No. 08-10928-BKC-JKO United States Bankruptcy Court, Southern District of Florida recorded in Instrument No. 2008-229-0020142, Register's Office for William County, Tennessee.

This conveyance is made subject to zoning, building restrictions, setback requirements and general utility, sewer, and drainage easements of record; subdivision declarations, reservations, conditions, covenants, assessments, restrictions, rights-of-way, and easements of record; facts that an accurate survey or inspection would disclose. Declaration of Covenants and Bylaws of record in Instrument 20051024-0128043, Supplemented in Instrument 20051122-0141076, Register's Office for Davidson County, Tennessee and other matters of public record. Current year taxes are to be paid by Grantee.

All matters on the plan of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael T. Woods, Stephen R. Woods, James M.

Woods and Patricia A. Woods, by deed from James M. Woods and wife, Patricia A. Woods, of record in Instrument No. 20160930-0103214, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 5205 John Hagar Rd., Hermitage, TN 37076

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

James M. Woods by Michael T. Woods AIF

James M. Woods, Grantor by his Attorney-in-Fact

State of Tennessee
County of Sumner

On November 28, 2016, personally appeared before me Michael T. Woods, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for James M. Woods, and who acknowledged that he executed the same as attorney-in-fact for James M. Woods.

Debra King

Notary Public

My commission expires: June 19, 2018

DEBRA KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. JUNE 19, 2018

This deed is executed pursuant to the authority conferred with the Durable Power of Attorney executed by James Mitchell Woods, Sr. and recorded on September 30, 2016, as Instrument No. 2016-0930-0103212, Register's Office for Davidson County, Tennessee. Michael T. Woods does hereby certify under oath that James M. Woods is now living and to his knowledge he has not revoked said Power of Attorney.

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Stephen R. Woods

Stephen R. Woods/Grantee

Sworn to and subscribed before me on November 28, 2016.

Debra King

Notary Public

My commission expires: June 19, 2018

DEBRA KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. June 19, 2018